

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard October 28, 2020
Land Use Review Item #05**

<p>City of Colorado Springs Buckslip Number(s): CPC MP 87-00381-A27MJ20, CPC CP 20-00136, CPC CP 20-00137, CPC PUZ 20-00134, CPC ZC 20-00135</p> <p>COMMERCIAL/RESIDENTIAL MASTER PLAN AMENDMENT, CONCEPT PLAN, ZONE CHANGE</p>	<p>TAX SCHEDULE #(S): 5400000275, 5400000278, 5400000279, 5400000280, 5408000054</p>
<p>DESCRIPTION:</p> <p>Request by Matrix Design Group on behalf of Pikes Peak Investments, LLC, for approval of a major amendment to the Banning Lewis Ranch Master Plan. The Plan includes revisions to land use designations, changing R & D (Research and Development) and INP (Industrial Park) land uses to Commercial and Residential land uses. The property consists of 236.8 acres and is located on the south side of State Highway 94 at Marksheffel Road. Concurrent Request: Request for approval of the Reagan Ranch Concept Plan for 137 acres. The Plan outlines access points, land use layout, and density of planned commercial, office, and light industrial uses. Concurrent Request: Request for approval of the Reagan Ranch Concept Plan for 98 acres. The Plan outlines access points, land use layout, and density of planned commercial, office, and light industrial uses. Concurrent Request: Request for approval of a zone change for 137 acres. The zone district designation for four parcels would change from PIP2/PBC/CR/AO (Planned Industrial Park 2/Planned Business Center/Conditions of Record/Airport Overlay) to PUD/AO (Planned Unit Development/Airport Overlay). Concurrent Request: Request for approval of a zone change for 77.8 acres. The zone district designation for four parcels would change from PIP2/CR/APZ1/APZ2/AO (Planned Industrial Park 2/Conditions of Record/Accident Potential Zone 1/Accident Potential Zone 2/Airport Overlay) to PBC/APZ1/APZ2/AO (Planned Business Center/Accident Potential Zone 1/Accident Potential Zone 2/Airport Overlay).</p>	
<p>CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL?</p> <p>No</p>	<p>DISTANCE/DIRECTION FROM COS:</p> <p>0.6 northeast of 17L</p>
<p>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</p> <p>45 feet above ground level; 6,365 feet above mean sea level</p>	<p>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</p> <p>Accident Potential Zone 1 (APZ-1), Accident Potential Zone 2 (APZ-2), ADNL Noise Zone</p>
<p>ATTACHMENTS:</p> <p>BANNING LEWIS RANCH MASTER PLAN MAJOR AMENDMENT.pdf REAGAN RANCH CONCEPT PLAN 137 ACRES.pdf REAGAN RANCH CONCEPT PLAN 98 ACRES.pdf REAGAN RANCH ZONE CHANGE 137 ACRES.pdf REAGAN RANCH ZONE CHANGE 77.8 ACRES.pdf</p>	

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STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

*Under current codes and regulations the Airport recognizes the proposed PUD and other residential development is outside of the current 65 DNL contour. For this reason, the Airport has **no objection** to the land use item as presented. We strongly recommend, however, that the developer consider relocation of all PUD and residential development outside the proposed 65 ASV DNL that was identified in the draft 2020 Airport Land Use Compatibility Study. The revised DNL contour has been provided to the developer.*

*Airport staff recommends **no objection** with the following conditions:*

- **Avigation Easement:** Avigation Easement note is on plan.
- **Noise Study:** Noise study to show an interior level of 40 dB. A 40 dB indoor noise level shall be achieved by approved construction techniques as evidenced by a Noise Reduction Certificate, through a noise study/analysis by a qualified professional. In the case of land uses classified as industrial uses, only the office portion of the building is required to achieve the noise reductions.
- **Noise Disclosure:** Upon accepting residency within Reagan Ranch, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Reagan Ranch lies within an Airport Overlay Zone and is located less than 1 mile from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft and the Airport
- **Notice/Disclosure to all home buyers of location/proximity to Airport:** To be developed and provided by Airport.
- **Airport Lighting Notice/Disclosure:** To be developed and provided by the Airport.
- **Accident Potential Zone 1:** The proposed development is within the Accident Potential Zone 1 (APZ-1) subzone of the Commercial Airport Overlay District. The proposed use associated with this development appears to be permissible in the APZ-1 subzone.
- **Accident Potential Zone 2:** The proposed development is within the Accident Potential Zone 2 (APZ-2) subzone of the Commercial Airport Overlay District. The proposed use associated with this development appears to be permissible in the APZ-2 subzone.
- **FAA Form 7460-1:** Based on elevation data and distance to runway, the applicant will need to file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for any new vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities; FAA's website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

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PROJECT LOCATION EXHIBIT:

